

From: webmanager@beavertonoregon.gov
Sent: Sunday, July 09, 2017 1:37 PM
To: Mailbox Comprehensive Plan 2035
Subject: Beaverton Land Use Update: Online Comment Form

Categories: Yellow Category

Beaverton Land Use Update: Online Comment Form

Name: Farrah Chaichi
Street Address: 12320 SW Center St #41
BEAVERTON, OR 97005
Email: FNChaichi@gmail.com
Phone:

Comments and Suggestions:

There wasn't a lot of specifics in this plan regarding what makes a neighborhood walkable/livable, and maybe that language is intentional. But it made me note that I don't know which part of this plan we would be encouraging grocery stores open. Shopping is a huge reason that anyone uses their car. Since I am walking distance to two grocery stores I can make smaller walking trips throughout the week for food. But other neighborhoods do not have that luxury. Food deserts are a growing problem. Perhaps maybe expanding the Farmer's Market to take place in other locations throughout the year would be beneficial so residents can eat fresh and stay in their neighborhood while buying those things. Though, I'm not sure that falls under land use.

Questions:

Is there a good primer for understanding land use? Reading through the plan it doesn't seem super accessible for us everyday concerned residents, it wasn't super wonky but it was a lot to unpack.

From: webmanager@beavertonoregon.gov
Sent: Tuesday, June 27, 2017 4:25 PM
To: Mailbox Comprehensive Plan 2035
Subject: Beaverton Land Use Update: Online Comment Form

Categories: Yellow Category

Beaverton Land Use Update: Online Comment Form

Name: Scott Rice
Street Address: 5430 SW Village Pl
Beaverton, OR 97007
Email: srice@pacificeast.com
Phone: 503-644-1401

Comments and Suggestions:

I am sorry to see that Beaverton is still maintaining separation between commercial and retail space and residential spaces. Traffic is a problem in Beaverton because for the vast majority of residential properties there is almost no where to go that doesn't require getting in the car. Opening up more commercial/retail spaces on arterials would give people more options to not drive. Also, where is all the office space in central beaverton? Hillsboro recognizes the need but Beaverton still has very little office/"employment" space, certainly very little on the east side. Finally, many towns close to Beaverton's size in the region are trying to make improvements to commercial areas. Beaverton needs more places safe for walking and biking, but then it also needs places anyone would want to walk or bike to. Common Beaverton, there are some really great things about the town, but in many ways it just looks neglected.

Questions:

From: webmanager@beavertonoregon.gov
Sent: Tuesday, June 27, 2017 2:33 PM
To: Mailbox Comprehensive Plan 2035
Subject: Beaverton Land Use Update: Online Comment Form

Categories: Yellow Category

Beaverton Land Use Update: Online Comment Form

Name: Terry Lawler
Street Address: 8540 SW Gayle Lane
Portland, OR 97225
Email: tessveggie55@gmail.com
Phone:

Comments and Suggestions:

The West Slope "regional Commercial" should be limited to the SOUTH side of Canyon ROAD and the parcels along Canyon LANE should be Neighborhood Centers. In general, the 'regional commercial' corridor designations should be one lot (parcel) deep where the larger parcels exist along arterial corridors. Where these regional centers adjoin residential, and where they intersect with Collectors/Local roads, the commercial designations should be stepped down to a less-intensive/less auto-oriented commercial use list such as Community Commercial and then stepped-down to Neighborhood Centers. I do not want my nascent neighborhood commercial center at Canyon Lane & 87th to be defined by the uses along Canyon Road which have been there since the 1960's. The Lexus dealership does not define our neighborhood, but the Canyon Grill does!

Questions:

Cassera Phipps

From: webmanager@beavertonoregon.gov
Sent: Tuesday, June 20, 2017 9:47 AM
To: Mailbox Comprehensive Plan 2035
Subject: Beaverton Land Use Update: Online Comment Form

Categories: Blue Category, Yellow Category

Beaverton Land Use Update: Online Comment Form

Name: Anne Lee
Street Address: 9140 SW Chelan Place
Beaverton, OR 97008
Email: anneflee55@gmail.com
Phone: 971-276-6609

Comments and Suggestions:

1. Love the emphasis on walking and biking - especially around schools. This will need infrastructure improvements to accomplish. 2. Please consider high-rise apartments and condos in the housing mix as a response to the need for in-fill. 3. Consider adopting a builder/developer fee that will fund a city department focused on affordable housing. Also consider tenant protections such as limitations to no-fault evictions. 4. Install bike signals at intersections to provide safer crossing for bike riders. 5. Install bike/motorcycle identifier lights at intersections (little blue lights that trip the signal). 6. Install wayfinding signs. 7. Install more bike staples around town to increase bike parking availability. 8. Consider adopting a bike share system like Portland has. 9. Slow down the traffic - 45 mph is too fast.

Questions:

From: webmanager@beavertonoregon.gov
Sent: Friday, June 16, 2017 10:28 AM
To: Mailbox Comprehensive Plan 2035
Subject: Beaverton Land Use Update: Online Comment Form

Categories: Blue Category, Yellow Category

Beaverton Land Use Update: Online Comment Form

Name: MARK HOOPS
Street Address: 7950 SW Everett CT
Beaverton, OR 97007
Email: seahusker@outlook.com
Phone: 619-708-2292

Comments and Suggestions:

This is looking good to me! I would only suggest that we ensure our commercial properties, including rentals (including individual home rentals) are required to maintain some level of cleanliness, appearance (including lawns) and are in good repair. For example, some apartments on the north side of Allen near Hall are eyesores and we do not want more of this type property to grow in Beaverton,

Questions:

From: webmanager@beavertonoregon.gov
Sent: Tuesday, June 13, 2017 9:33 PM
To: Mailbox Comprehensive Plan 2035
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Categories: Blue Category, Yellow Category

Beaverton Land Use Update: Online Comment Form

Name: Winifred Ward
Street Address: 13570 SW 24th St.
Beaverton, OR 97008
Email: wynrh2@yahoo.com
Phone: 503-646-5930

Comments and Suggestions:

These are vague to the point of inanity. What does one do to encourage neighbors to maintain their property?
How are you going to handle the dislocation necessitated by your proposed changes? Who is going to pay for all of this?

Questions:

From: webmanager@beavertonoregon.gov
Sent: Tuesday, June 13, 2017 9:17 PM
To: Mailbox Comprehensive Plan 2035
Subject: Beaverton Land Use Update: Online Comment Form

Categories: Blue Category, Yellow Category

Beaverton Land Use Update: Online Comment Form

Name: Lisa Beaty
Street Address: 16631 SW Timberland Drive
Beaverton, OR 97007
Email: mlgandc@hotmail.com
Phone: 503-352-9379

Comments and Suggestions:

In planning for future residents, Beaverton, Hillsboro and Washington County have completely failed to take into consideration the livability factor for current residents. You talk and talk about lovely new subdivisions of single family homes, the wonderful amenities they will have, the quality of life that will be enjoyed there, but completely ignore the fact that none of these communities support living wage businesses. Hence, new residents of these communities (or of Sherwood, Tigard, Newberg, etc) create huge livability problems for current Beaverton residents. Walking my son to school this morning on SW 170th, the continuous stream of traffic drowned out any possible conversation, and the taste of exhaust fumes remained in my mouth for the following 20 minutes. And apparently thousands more residents are to be put in place in the River Terrace development, as well as new neighborhoods by Mountainside HS. How will these people get to work? Right through my neighborhood.

Questions:

How do you plan to restore the livability of established Beaverton neighborhoods which have been overrun by traffic noise, congestion, and exhaust fumes? How can my neighborhood stop being an expressway between Sherwood and Hillsboro? How can Beaverton put its energies into developing a more geographically diverse employment base, instead of promoting suburban sprawl, which benefits only the developers and tax coffers?

From: Caren P <77tranquil@gmail.com>
Sent: Tuesday, June 13, 2017 9:12 PM
To: Mailbox Comprehensive Plan 2035
Subject: Re: Email ~ "Share Your Thoughts On Land Use Update"

Categories: Blue Category, Yellow Category

Hello,

Just briefly looked over the email ~ "Share Your Thoughts On Land Use Update".

There is much to digest.

Just want to say "Thank you for the updates, information, wonderful interactive maps".
It makes one proud of Beaverton!

From: webmanager@beavertonoregon.gov
Sent: Tuesday, June 13, 2017 1:29 PM
To: Mailbox Comprehensive Plan 2035
Subject: Beaverton Land Use Update: Online Comment Form

Categories: Blue Category, Yellow Category

Beaverton Land Use Update: Online Comment Form

Name: Amy Cathcart
Street Address: 5150 SW Main Ave
Beaverton, OR 97005
Email: amycathcart@gmail.com
Phone:

Comments and Suggestions:

You claim, "A key policy for Low and Standard Density Neighborhoods is allowing and encouraging a variety of housing types as a way to increase housing options within established neighborhoods while recognizing neighborhood character." However, you are doing a very poor job of this. Currently there are four large, ugly homes that are being built in a lot on Main where there used to be just one home. They do not fit the neighborhood character in the least! What can be done to alleviate this issue in the future? Same situation on the corner of 7th and Watson, where far too many (three or four) new, ugly homes were crammed onto one small lot. It looks terrible and does not fit the character of the Central Beaverton neighborhood at all.

Questions:



Oregon

Kate Brown, Governor

Department of Transportation

Region 1 Headquarters
123 NW Flanders Street
Portland, Oregon 97209
(503) 731.8200
FAX (503) 731.8259

EXHIBIT 5.11

7/7/17

ODOT #7795

ODOT Response

Project Name: Beaverton Comp. Plan Amendment (Citywide)	Applicant: City of Beaverton
Jurisdiction: City of Beaverton	Jurisdiction Case #: CPA2017-0003/CPA2017-0004
Site Address: No Situs - Citywide	State Highway: US 26, OR 8, OR 10, OR 217

The sites of this proposed land use action are adjacent to the following ODOT facilities: US 26, OR 8, OR 10 and OR 217. ODOT has jurisdictional authority for these facilities and an interest in ensuring that this proposed comprehensive plan designations are compatible with their safe and efficient operation.

- ☒ ODOT has reviewed the Beaverton Land Use Element Update: TPR Analysis Matrix and determined there will be no significant impacts to state highway facilities and no additional state review is required.

Thank you for coordinating with ODOT.

Please send a copy of the Notice of Decision including conditions of approval to:

ODOT Region 1 Planning
Development Review
123 NW Flanders St
Portland, OR 97209

Region1_DEVREV_Applications@odot.state.or.us

Development Review Planner: Marah Danielson	503.731.8258, marah.b.danielson@odot.state.or.us
Traffic Contact: Avi Tayar, P.E.	503.731.8221

G GROUP, LLC

P.O. BOX 529
EUGENE, OREGON 97440
(541) 465-1600 EUG
(503) 224-4300 PDX
(541) 485-2050 FAX

July 7, 2017

Ms. Cassera Phipps
Associate Planner
City of Beaverton
PO Box 4755
Beaverton, OR 97076

Re: CPA2017-0003 / CPA2017-0004
Comprehensive Plan Land Use Update

Dear Ms. Phipps:

G Group, LLC manages the Washington Green Shopping Center (9120-9180 SW Hall Blvd.) and Griffith Center Shopping Center (4655 SW Griffith) on behalf of the owners of those properties. Washington Green is located in the Washington Square area, while Griffith Center is located near the intersection of SW Beaverton-Hillsdale Highway and Highway 217. Both areas represent a range of uses including general retail, grocery, office, and residential.

While we appreciate the work of the Planning Division and the City of Beaverton in their efforts to implement pedestrian-oriented and transit-friendly design for future developments, we are concerned that forcing mixed uses with pedestrian and bicycle use along major arterials is unsafe, will cause further traffic congestion and force traffic into neighboring streets, and is a substantial economic burden to owners and tenants. Both Washington Green and Griffith Shopping Centers are located on busy, major, arterials wherein residents use their vehicles to commute between their homes, work, and shopping.

The proposed Plan, which focuses on public transit, bicycle, and pedestrian modes of transportation, minimizes the economic and geographic realities of the Beaverton area which serves as a suburb to Portland. The City must recognize that the automobile is a key form of transportation due to dispersed residential areas, weather, economies of scale, etc. The Plan should recognize, and make more efficient, practical solutions for those commuting for work, shopping, conducting business, seeking medical and other personal care for themselves and others in this area – particularly for an aging population.

To meet the City's greenhouse goals, the City should focus its efforts on improving and facilitating more efficient vehicle flow. Efforts to improve pedestrian and bicycle transportation and safety should be focused on reducing exposure to vehicle traffic by separating those modes of transportation from each other.

Ms. Cassera Phipps
July 7, 2017
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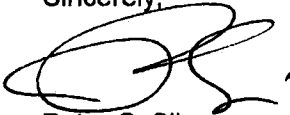
With respect to Washington Green Shopping Center, we believe it is important that any zoning and allowed uses be consistent with Washington Square.

With respect to Griffith Center, the Plan calls for high-quality, pedestrian-oriented design that creates an environment enjoyable for pedestrians, minimizes surface parking, and provides for Central City design features (e.g. height, mass and building orientation). Based upon these development goals, coupled with the mixed use design criteria, any redevelopment will create a significant financial burden on property owners in terms of building orientation (street store frontage) as well as pedestrian amenities and other design elements. Further, reducing surface parking ignores the major arterial characteristics of this area which serves residents, who commute to and from neighboring cities, in addition to rural areas, for shopping and other services.

We ask the Planning Division, as well as the Planning Commission, to continue a meaningful public participation process and solicit further input from the community before adopting the proposed Plan.

Thank you for your consideration. Please feel free to contact us if you have any questions.

Sincerely,



Peter C. Sikora

PS/cl

cc: Via Email: cphipps@BeavertonOregon.gov
M-0174